

SPECIFIC PLAN - DEVELOPMENT STANDARDS*
CANYON SPRINGS BUSINESS PARK
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Riverside , California

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Specific Plan Amendments

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* This handout constitutes Section I of the original "Springs" Specific Plan. Other Sections of the document may be viewed at the Riverside Planning Department

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EXECUTIVE SUMMARY:

The CANYON SPRINGS project is located at the far easterly corporate limits of the City of Riverside. The general area has designated the project site for Retail Business and Office uses, and represents a logical infill of development into an area where urban services and utilities are either now available, or can be provided.

CANYON SPRINGS is a regionally oriented mixed use development that combines commercial, office, entertainment, and recreational uses within a total gross area of approximately 318 acres and a total buildable area of 5,103,205 square feet. The area zoned C-1-A comprises approximately 85 acres in the northwest quadrant of the project, and is identified as Planning Area 1 on the following Specific Plan Exhibits 1-3 and Table 1. The remainder of the project includes C-2, Restricted Commercial and C-O, Commercial Office zoning.

Planning Areas 2, 3, 4, 5, 6 and 7 comprising 127 acres consist of the C-2 zoned portions of the project. Planning Areas 8, 9, and 10 comprising 68 acres consist of the C-O zoned portions of the project. A 3 acre parcel in Planning Area 10 is a flood detention basin and zoned WC, Water Course.

CANYON SPRINGS will offer a variety of retail, office and other support uses. Retail uses in the Specific Plan of CANYON SPRINGS include an enclosed regional mall anchored by five or more major department stores located in Planning Area 1, and a number of restaurants ranging from fast food establishments to dinner houses, financial institutions, a multiple-screen theater, freestanding uses such as furniture showrooms, and multiple-tenant support retail commercial shops, located in Planning Area 2.

The remainder of CANYON SPRINGS includes a luxury hotel, (Planning Area 3), additional restaurant and financial uses, and additional community oriented retail stores, (Planning Areas 8, 9, and 10) will range from single-story structures to mid-rise corporate headquarter buildings.

CANYON SPRINGS will enjoy the benefits of a master planned development. The infrastructure and other public facilities have been sufficiently sized to meet the needs of the entire community at full build-out. In addition, specific planning and design elements such as land use compatibility, site design, architecture, and landscaping will be consistently applied to assure a varied yet homogeneous project.

The project can be constructed without damage to the environment beyond that caused by the incremental increase in human activity. The project site is not in a natural biological state, with no identified archaeological or historical resources.

CANYON SPRINGS will fulfill a demonstrated need in this area for additional job and business opportunities that provide for a balance from the predominately residential land use pattern in Moreno Valley to the east. The project has been designed to meet identified market demands. In addition, the Fiscal Impact Analysis for the project indicates that the proposed mix of land uses will result in an annual surplus of \$6 million dollars to the City of Riverside upon full build-out.

The following exhibits outline the Site Planning Areas and show the Conceptual Building and Parking Plans for CANYON SPRINGS. These plans are intended to be conceptual and typical of the ultimate development of CANYON SPRINGS. While certain street alignments may require adjustment due to refinement of final engineering and design plans (i.e. the final I-215/Eucalyptus interchange design) the total site acreage and design concepts discussed in the body of this document will remain valid.

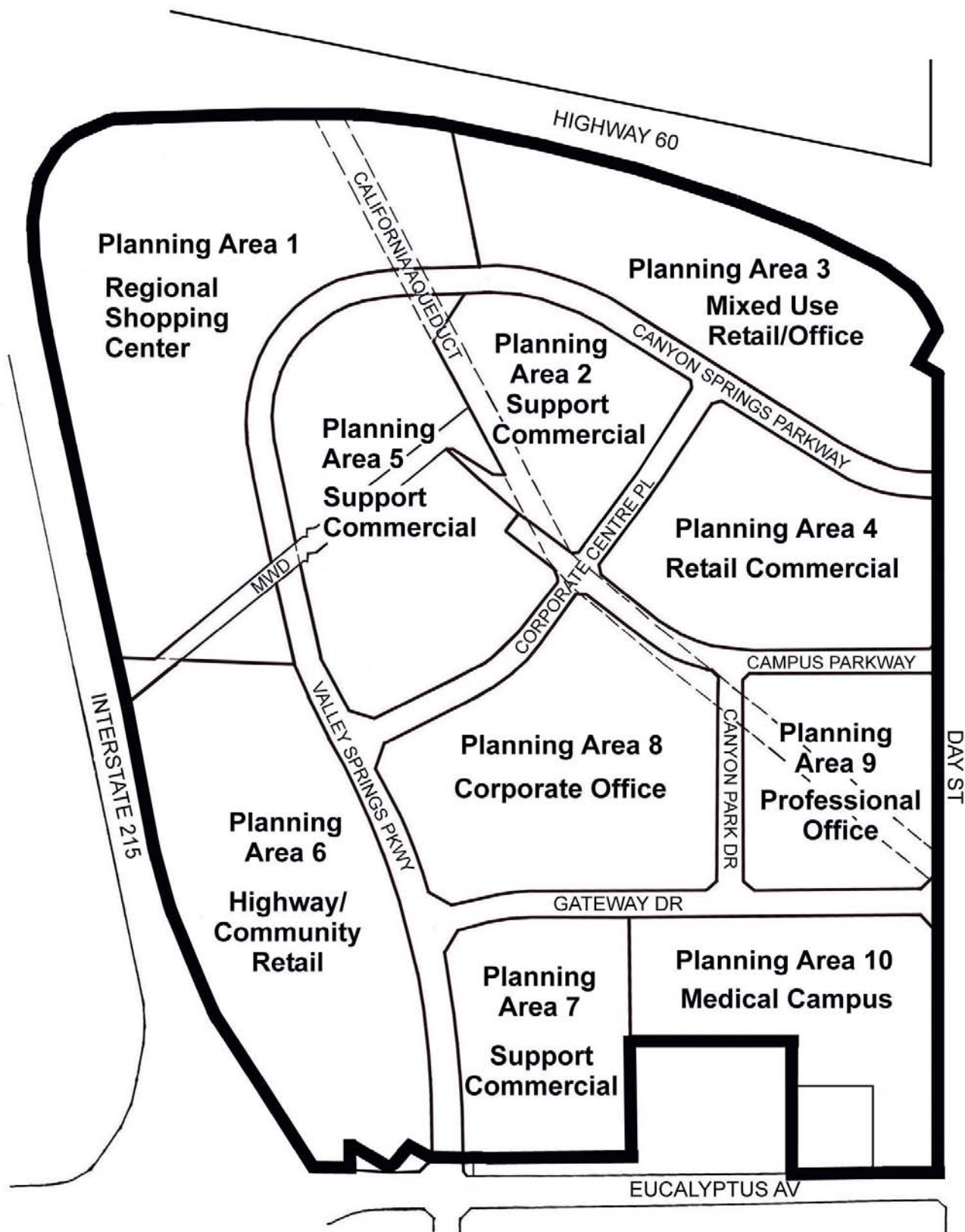
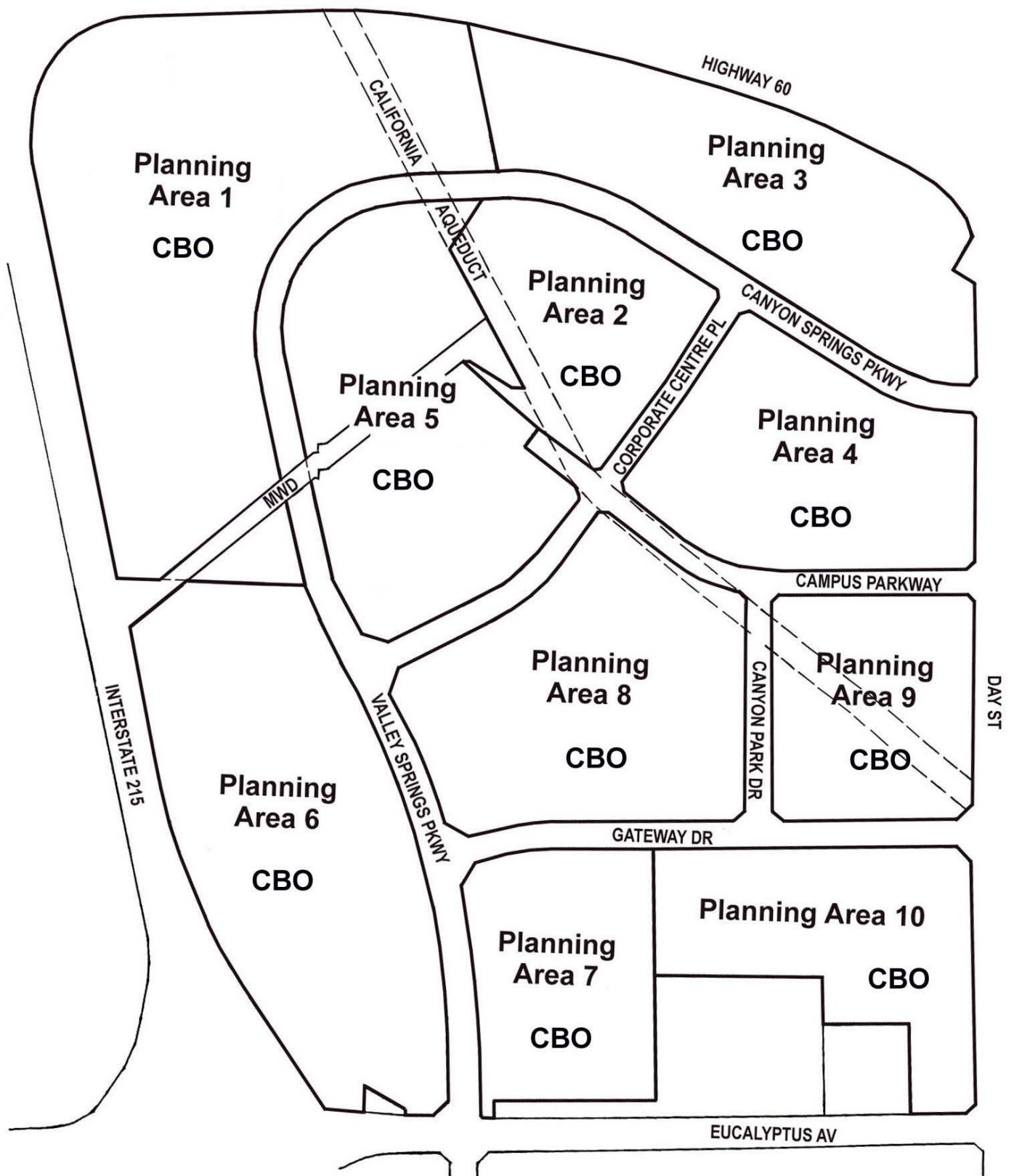
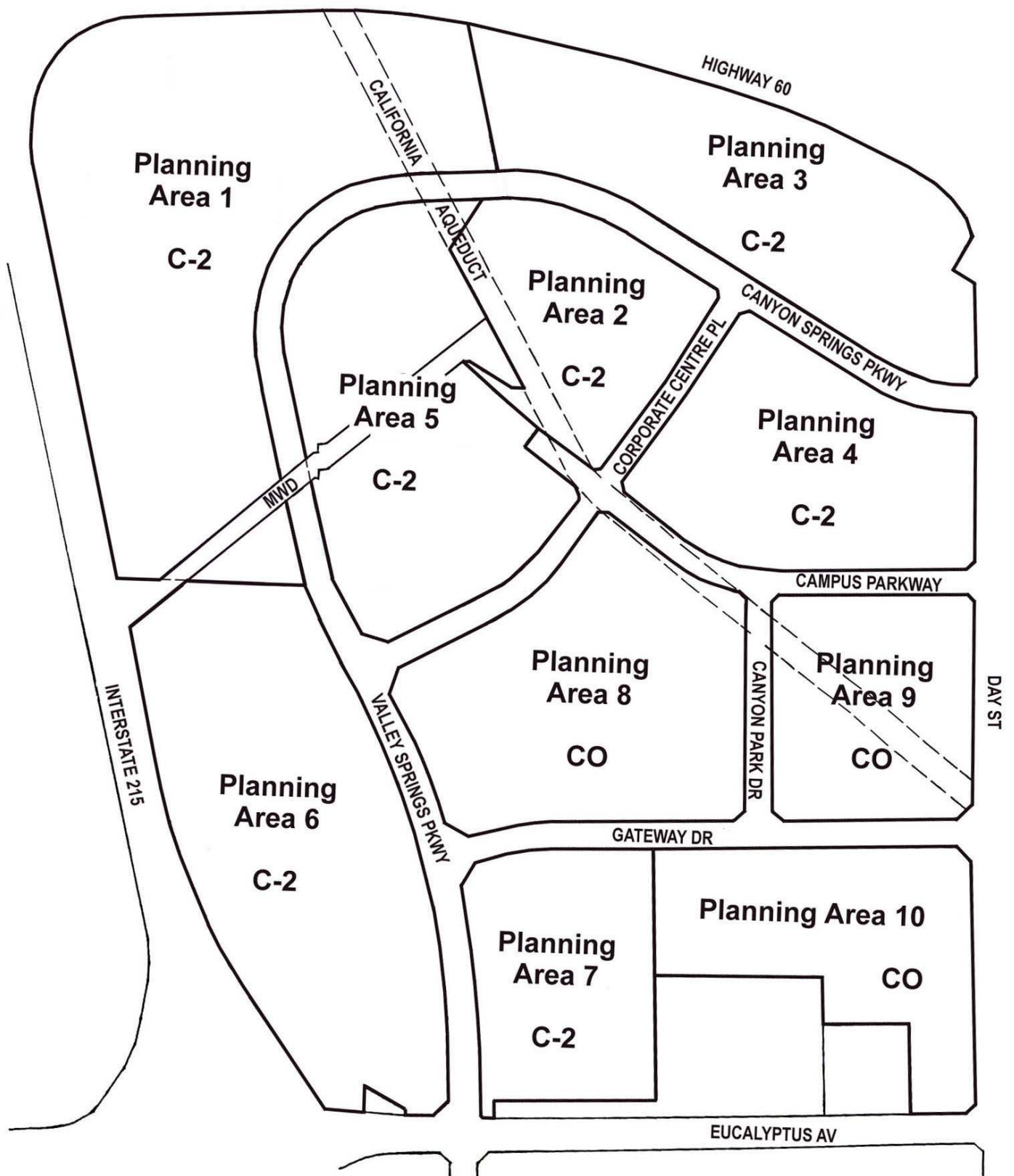


EXHIBIT 1
Development Plan



CBO: Commercial Business & Office

EXHIBIT 2 General Plan Land Use



C-2: Restricted Commercial
CO: Commercial Office

EXHIBIT 3 **Zoning**

Table 1. Summary of Planning Areas and Buildable Square Feet

Planning Area	Acreage	Zone
1	80.583	C-1-A
	4.130	C-1-A
2	7.896	C-2
3	28.688	C-2
4	22.017	C-2
5	11.853	C-2
6	40.593	C-2
7	16.375	C-2
8	30.010	C-O
9	17.205	C-O
10	20.695	C-O
	3.000	W-C
Total	----- 283.045	

SECTION I

INTRODUCTION AND BACKGROUND

PROJECT DESCRIPTION

1. TYPE AND SCALE OF PROJECT

The purpose of this Specific Plan is to create a commerce center of retail commercial, office, and recreational uses together with appropriate public, quasi-public and private services and facilities necessary to accommodate the shopping, employment, service, and recreational needs of the clientele of the project. The Plan proposes the creation of ten planning areas, as more fully described in subsequent discussions. Each planning area provides a focus of development which differs from one another in use and intensity, however, integrated with one another in image and quality. A plan of architectural design and thematic landscape along with pedestrian, bicycle, and vehicular circulation systems, will serve to unify the planning areas and aid in promoting a "sense of place".

The Plan proposes to accommodate the most intensive use, the Regional Shopping Center within the northwest quadrant of the site, buffered from surrounding properties by the roadbeds of adjacent freeways Interstate 215 and State Route 60, as well as the remaining planning areas of CANYON SPRINGS. From this use, the planning areas form rings of development in complementary uses from support commercial to offices; a well defined planning use hierarchy. Traveller and community oriented retail uses are concentrated at the interchange nodes of the adjacent freeways at Day Street and Eucalyptus Avenue respectfully. The location of these uses accommodates the needs of the travellers and those seeking community-oriented retail goods and services, without requiring more lengthy vehicular trips either through the adjacent Edgemont Community, or within CANYON SPRINGS itself.

There are no well defined natural drainage areas, hillsides, existing water feature, rock outcroppings, tree stands, or historical or archeological features which might influence development patterns on the project site. The Plan proposes the full conversion of the site to urban uses, however, approximately 15 percent of the project site will be reserved for landscaping in the form of setbacks along roadway corridors, dispersment within paved parking areas and to complement structures within the project. Landscaping, while not effective in reducing noise, will be used to "mask" vehicular and mechanical noises through the rustling of leaves. The sound of moving water will serve a similar function in the water features to be used extensively within CANYON SPRINGS. Additionally, a flood control retention basin has been designed and constructed on the north side of Eucalyptus Avenue at the south end of the project. Flood control basin land and construction cost will be deducted from storm water improvements assessments cost attributable to the project at the time of building permit issuance.

Examples of ongoing methods of reinforcing the sense of place include the institution and enforcement of strict architectural, landscape and signage criteria and standards, the use of the project name "CANYON SPRINGS", establishment of consistent logo, color and graphics, and the creation of

community programs and facilities.

The various planning areas and the related circulation network has been established on the basis of the particular needs of each use area. For example, the Regional Shopping Center is located on the most visually prominent site in the project and the internal circulation system directs traffic from the freeway interchange nodes directly to the Center with the least impact on the surrounding community. Conversely, the professional office area does not require freeway visibility, but needs major street access to the transportation network which can be provided primarily by Day Street. An additional benefit to the office uses anticipated are the compatibility features which are designed into the plan to buffer the Edgemont Community to the south. They include the limiting of building height and provision of setbacks, walls, and landscaping to provide visual screening performance. Additionally, strict standards will eliminate glare, noise, odor, smoke, dust, vibration, and such environment disturbances which preclude such uses in proximity to an elementary school dwelling.

Conditions, Covenants, and Restrictions have been recorded over the entire project to assure the quality of development envisioned by The Plan and the continued quality maintenance of CANYON SPRINGS. The C.C. & R.'s provide for a maintenance and management plan for the entire specific plan area. The maintenance and management plan identifies the method by which ongoing responsibility for maintenance and management of private roads, parking, open space areas, signing, landscaping, irrigation, lake areas, common areas, and other responsibilities will be provided. The maintenance and management responsibilities will be met through the formation of a master commercial property owners association combined with subordinate associations.

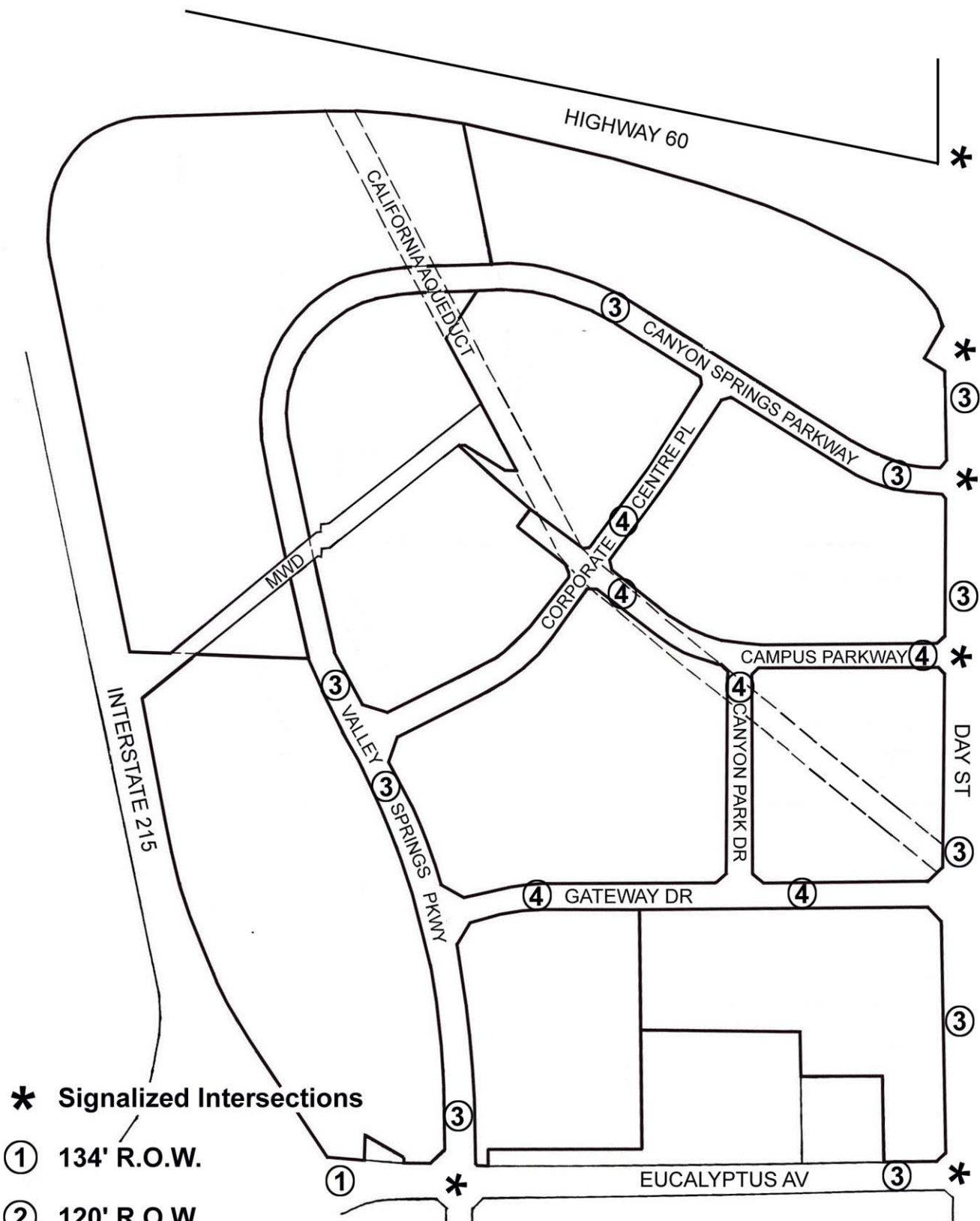
While each of the ten Planning Areas are individually named and described, it is intended that these Planning Areas are a part of the overall CANYON SPRINGS Project. As the project responds to the demands of the market place, there will be a need for density trade offs between planning areas. It is proposed that the Planning Department approve these trade offs through a process described in the CANYON SPRINGS Development Agreement (DA-1-845).

All streets have been built to public street standards at capacities to serve CANYON SPRINGS at each stage of development including full buildout. The following street improvements have and will be implemented during the development of CANYON SPRINGS. The following road improvement standards will apply to the new streets providing access to this project (refer to the Exhibit 4 to identify street segments):

Special Standard (110-foot-wide, 6 lane arterial highway) Canyon Springs Parkway and Valley Springs Parkway.

Standard No. 101 (100-foot-wide major highway) Corporate Centre Place, Canyon Park Drive, and Gateway Drive.

Day Street will be upgraded from a secondary highway to a 110-foot-wide arterial highway between the northern most access to the project site and Eucalyptus Avenue. From the northern most access to Highway 60, Day Street has been improved to 110-foot-wide, 10 lane to 6 lane arterial standards. The improvement of Day Street will be coordinated



*** Signalized Intersections**

- ① 134' R.O.W.
- ② 120' R.O.W.
- ③ 110' R.O.W.
- ④ 100' R.O.W.

EXHIBIT 4
Circulation

with the west side curb and gutter and match-up paving requirements previously attributed to the adjacent Towngate Project.

Eucalyptus Avenue will be upgraded to a 110 foot arterial between Day Street and Valley Springs Parkway. The portion of Eucalyptus Avenue west of Valley Springs Parkway will be improved to 134-foot-wide, six lane arterial standards with the development by Cal Trans of the full interchange to be located at Eucalyptus and I-215.

The following intersections shall be signalized:

- 1) I-215 at Eucalyptus Avenue (both legs of the interchange depending upon design).
- 2) Highway 60 at Day Street (Both Legs).
- 3) Canyon Springs Parkway at Day Street
- 4) Campus Parkway at Day Street
- 5) Eucalyptus Avenue at Day Street
- 6) Eucalyptus Avenue at Valley Springs Parkway

The cost of signalization will be deducted from the Traffic Signal Assessment costs attributable to the project at the time of building permit issuance.

Architectural quality will be emphasized throughout CANYON SPRINGS. Quality building materials will be required such as brick, masonry, concrete, glass, tile, wood and the like; metal buildings will not be permitted. C.C. & R.'s have been established within the management framework of CANYON SPRINGS. Approval by the Declarant of Architectural Plans shall be based, among other things, upon adequacy of site dimensions; adequacy of structural design; conformity and harmony of external design with neighboring structures; effect of locations and use of the proposed Improvements upon the Improvements on neighboring Sites and the operations and uses conducted on such Sites; relation of topography, grade and finished ground elevation of the Site being improved to that of neighboring Sites; proper facing of main elevation with respect to nearby streets; and conformity of the Architectural Plans to the purpose of general plan and intent of the provision of the Declaration.

No one style will be mandated for CANYON SPRINGS. The overall theme of the project will be one of timeless contemporary structures of substance and quality. The majority of the structures will feature prominent roof lines and eaves, subtle use of texture and pattern and color. Windows will be oriented where possible or appropriate for cooling and aesthetic interest. Mechanical equipment and utility meters will be either enclosed or visually and acoustically screened.

Some structures will be featured as accents within the urbane design framework of CANYON SPRINGS. These buildings may feature more traditional building styles, materials, and colors and will be represented by free-standing independent uses, such as restaurants. These elements are intended to provide spice within the architectural recipe and will be carefully and thoughtfully integrated in CANYON SPRINGS.

CANYON SPRINGS landscape design will consist of formally landscaped areas planted with materials chosen for their resistance to drought and for ease of maintenance, as well as their appearance for their chosen location. The following page is a typical representation of plant material for CANYON SPRINGS.

Landscape will be used as a visual and physical amenity. Minimum 10-foot-deep landscaped

setbacks will be provided between all public street rights-of-way and adjacent development. Mounded areas of turf or massing of shrubs will be provided in setback areas adjacent to parking areas in order to provide a visual barrier; softening the view. Where office and commercial uses abut the Edgemont Elementary School and dwellings, a solid block wall and thickly landscaped tree-row will be provided as a visual and acoustic barrier between these uses.

In plaza areas, textured paving will be interspersed with tree groupings, shrubs, ground covers and turf. Quality details including decorative street furniture, boulders, bollards, lighting, pavement in various textures, and water features will be integrated throughout CANYON SPRINGS. The landscaping plans will emphasize an attractive visual quality, as well as provide shade, color, aroma, texture, accent and softening of the view of structures.

All parking areas in CANYON SPRINGS will include a minimum of five (5) percent in landscaped areas. The majority of plant material in parking areas will consist of trees to reduce glare, provide shade and visually soften the appearance of the parking area.

A palette of plant material will be recommended by experienced landscape architects in keeping with the requirements of CANYON SPRINGS. Consistent landscape treatments and use of a defined palette of material will provide visual harmony in CANYON SPRINGS. Within the basic landscape framework, some variety will be permitted in landscape design between the various Planning Areas to add character and identity.

The landscaped areas will be irrigated by automatically controlled systems. Emphasis will be placed on water conservation measures such as drip emitters, and underground emitters where feasible.

TYPICAL LANDSCAPE MATERIAL

Hedges, screens, backgrounds and barriers:

Deciduous:

Elaeagnus Angustifolia
Fouquieria Splendens
Liquidambar Styraciflua
Maclura Pomifera
Viburnum Opulus

Groundcovers:

Abelia Grandiflora "Prostrata"
Baccharis Pilularis
Carissa Grandiflora
Hebe Menziesii
Hedera
Juniperus
Mahonia Repens
Mazus Reptans
Osteospermum
Phyla Nodiflora
Sagina Subulata
Turf
Zoysia Tenuifolia

Trees:

Cedrus Deodora
Eucalyptus
Fraxinus Modesto
Jacaranda Mimosifolia
Lagerstroemia Indica
Liriodendron Tulipifera
Pinus
Platanus Acerfolia
Platanus Racemosa
Podocarpus
Populus

Evergreen:

Abelia Grandiflora
Callistemon Salignus
Ceratonia Siliqua
Cocculus Laurifolius
Dodonaea Viscosa
Eucalyptus
Eugenia Uniflora
Hebe Buxifolia
Itea
Juniperus
Lagunaria Patersonii
Lysiloma Thornberi
Mahonia Aquifolium
Nandina Domestica
Nerium Oleander
Photinia
Pittosporum Tobira
Pittosporum Undulatum
Raphiolepis
Sequoia Sempervirens
Taxus
Tecomaria Capensis
Viburnum Suspensum
Xylosma Congestum

PLANNING AREA 1: REGIONAL MALL

The major commercial element of CANYON SPRINGS consists of a Regional Shopping Center. The Regional Shopping Center consists of an 80 to 85 acre site for an enclosed mall containing leased shops on two levels and anchored by five or more major department stores. Two freestanding tire, battery, and automobile accessory (T.B.A.) and service facilities are planned in the vicinity of the regional shopping center as ancillary uses to two of the major department stores.

The initial development of the Regional Shopping Center is proposed for three of the major department stores and related shops. The timing of the opening will coincide with the completion of the I-215/Eucalyptus Avenue interchange. Subsequent phases of development will include the construction of the remaining anchor department stores and the mall shops in two phases.

The building orientation of the Regional Shopping Center is in an essentially north south axis. This has been planned for four major reasons: topography, vista, site constraints and identity. Topographically, the site is relatively flat sloping gently from north to south. A north-south building orientation can facilitate grade level entrances for both levels of the mall structure itself. A north-south orientation of the Regional Shopping Center provides the least disruption to the vista of the Moreno Valley from State Route 60; the narrower side of the mall structure is closest to State Route 60. The major site constraint consists of underground lines of the California Aqueduct and the Metropolitan Water Districts, both of which bisect the project site. While each of the pipelines have restrictions against structures; parking, landscaping, and streets may cross over them. Therefore, the Regional Shopping Center is planned to avoid the pipelines. The plan envisions the possible relocation of the Metropolitan Water District waterline. Preliminary discussions with the Metropolitan Water District indicate that the waterline could physically be moved. Further negotiations will determine the economic desirability of such a relocation. The final area of concern, identity, can be maximized, exposing each major anchor department store to visibility to at least one freeway. Parking structures may be utilized.

The architectural design of the mall will follow the following format: the main mall structure containing the enclosed pedestrian mall and shops will be of one primary design. This structure will form the backbone of the Regional Shopping Center. The individual anchor department stores will each be designed to present distinctive and different architectural appearance. The building materials and colors of the backbone mall structure will be selectively utilized, with harmony and contrast in the department store structures. Common building sizes, heights, and quality will tie the entire Regional Shopping Center structure together without creating a structure of one uniform style, the mass of which would be overwhelming to the scale of the remainder of CANYON SPRINGS. The visual effect will be to give the appearance of several structures in close relationship to one another.

The landscape design in Planning Area 1 will emphasize three points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds, shrub masses, including use of shrubs and columnar-shaped trees;
- (2) the shading of the parking area through the use of canopy-shaped trees;
- (3) the landscape will soften and enhance the building structure with the use of accent groundcovers, shrubs and trees, along with hardscape elements. Water features near the mall would be formalized to compliment the urban nature of the structure and landscape pattern.

USES PERMITTED

The uses anticipated within the Regional Shopping Center will comply with the Uses Permitted section of the C-1-A Community Shopping Center Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 1

Setbacks: Building Setbacks will be per the standards of the C-1-A zone.

Landscape: Landscape shall be per the standards of the C-1-A zone.

Building Heights: Maximum building heights will be per the standards of the C-1-A zone.

Parking Standards: Parking shall be provided to Riverside City C-1-A Zone parking regulations standards. A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped. A park and ride facility will be provided.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 2,020,000 Sq. Ft.

PLANNING AREA 2: Support Commercial

The regional Oriented Retail support commercial uses will be contained in a 7.9 acre site. Uses within Planning Area 2 will be developed as freestanding uses such as restaurants, financial institutions, a theater complex, and furniture showrooms, as well as multiple-tenant retail uses as a support element to the Regional Shopping Center. These uses could include a wide range of primarily one-story buildings containing gift shops, boutiques, appliance and specialty retail and service establishments.

Occasional two-story structures may be included, as well as service facilities such as an automobile service station. Additionally, multiple story office and hotel uses may be included.

The full development of the Regional Oriented Retail support commercial uses will be constructed incrementally throughout the three phases of development of CANYON SPRINGS.

The architectural design of the support commercial uses will primarily feature masonry construction, stucco facades, and wood and tile trim. Heavy overhangs will serve to provide shaded walkways and to shade store-front showroom windows.

The landscape design in Planning Area 2 will emphasize three points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees;
- (2) shading of the parking areas through the use of canopy-shaped trees;
- (3) the landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees, along with hardscape elements.

The intent of the landscape design of Planning Area 2 is to reflect and complement the landscape design of Planning Area 1.

USES PERMITTED

The uses anticipated within the Regional Oriented Retail support commercial will comply with the Uses Permitted of the C-2 Restricted Commercial Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 2

Setbacks: Building setbacks will be a minimum of 25 feet from Canyon Springs Parkway and a minimum of 20 feet from Campus Parkway and Corporate Centre Place. Landscape setbacks will be a minimum of 20 feet from Canyon Springs Parkway and a minimum of 10 feet from Campus Parkway and Corporate Centre Place.

Landscape: Landscape shall be provided per the standards of the C-2 zone.

Building Heights: Building heights will be per the standards of the C-2 zone.

Parking Standards: Parking shall be provided to a ratio of 1 parking stall per 250 square feet of gross leasable area. A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 108,500 Sq. Ft.

PLANNING AREA 3: Mixed Use Retail/Office

Planning Area 3 contains 28.7 acres and is subdivided into two sub-areas. Sub-area 3a contains approximately 21 acres to the east and includes Highway Commercial uses consisting of

restaurants, shops, hotels, and uses catering to the traveler. The structures will be mostly freestanding one (1) story structures, however, some taller structures will be planned such as a motor inn. Sub area 3b contains approximately 8 acres to the west and includes multiple-story hotel and office buildings as well as support recreational, retail and restaurant facilities.

Construction in both sub-areas will occur during all three phases of development of CANYON SPRINGS.

The architectural design of the Highway Commercial/Hotel uses will focus on the Hotel, the largest and tallest structure anticipated for Planning Area 3. The Hotel will feature masonry, concrete, and glass as the major exterior expressed building materials. These materials will be repeated in the smaller freestanding restaurant, automobile service station and shop structures. Heavy overhangs will serve to provide shaded walkways and to shade store-front showroom windows.

The landscape design in Planning Area 3 will emphasize three points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees. This design applies to the view from State Route 60 as well.
- (2) shading of the parking area through the use of canopy-shaped trees.
- (3) the landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees, along with hardscape elements including rock-salt finish concrete, bomanite, and river rock. Outdoor recreation facilities associated with the Hotel such as the swimming pool will be screened by dense shrub massing.

The intent of the landscape design in Planning Area 3 is to coordinate the appearance between sub-area 3a and 3b as well as provide a continuity of design with the larger commercial planning areas 1, 2, and 4 adjacent to the west and south.

USES PERMITTED

The uses anticipated within the Highway Commercial/Hotel area will comply with the Uses Permitted of the C-2, Restricted Commercial Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 3

Setbacks: Building setbacks will be a minimum of 23 feet from Day Street and 25 feet from Canyon Springs Parkway.

Building setbacks will be a minimum of 20 feet from adjacent freeway rights-of-way.

Landscape setbacks will be a minimum of 23 feet from Day Street, 20 feet from Canyon Springs Parkway and 15 feet from the adjacent freeway.

Landscape: Landscape shall be provided per the standards of the C-2 zone.

Building Heights: Building heights shall be per the standards of the C-2 zone except that the major hotel may be permitted to a maximum of 11 stories.

Parking Standards: Office and retail parking in Planning Area 3 shall be provided to a ratio of 1 parking stall per 250 square feet of gross leasable area regulations standards with the exception of the hotel and motel which will provide 1 parking stall per two rooms and restaurant which shall provide 1 parking stall per 100 square feet of gross leasable area.

A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 250,000 Sq. Ft.

PLANNING AREA 4: Retail Commercial

Planning Area 4 contains 22 acres. The Retail Commercial area will consist of major commercial tenants and freestanding and in line shops primarily of one (1) to two (2) stories. Construction within this planning area will be implemented incrementally throughout the three phases of development of CANYON SPRINGS, with an emphasis in the first and second phases. This planning area is intended to provide an environment oriented to retail commercial uses with ancillary and support uses such as restaurants, barber and beauty shops, health clubs, interior decorators showrooms, mimeographing and blueprint services and pharmacies.

The architectural design of the Retail Commercial area will depend heavily upon wood elements as well as masonry and stucco facades. Eclectic roof elements including overhangs, arches, and arcades will be emphasized. Masonry elements and river rock would serve as accent materials on the structures.

The landscape design in Planning Area 4 will emphasize four points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees;
- (2) shading of the parking area through the use of canopy-shaped trees;
- (3) the landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees;
- (4) the landscape design will provide vistas from inside the structures and outdoor areas for human use, including pedestrian ways and plazas. Hardscape elements including rock-salt finish concrete, bomanite, and river rock will be incorporated. A major urban fountain feature will accent the project at Day Street and Canyon Springs Parkway.

USES PERMITTED

The uses anticipated within the Retail Commercial area will comply with the Uses Permitted section of the C-2, Restricted Commercial Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 4

Setbacks: Building setbacks will be a minimum of 23 feet from Day Street, 25 feet from Canyon Springs Parkway and a minimum of 20 feet from Campus Parkway and Corporate Centre Place.

Landscape setbacks will be a minimum of 23 feet from Day Street and 20 feet from Canyon Springs Parkway and 10 feet from Campus Parkway and Corporate Centre Place.

Landscape: Landscape will be provided per the standards of the C-2 zone.

Building Heights: Building heights will be provided per the standards of the C-2 zone.

Parking Standards: Parking shall be provided to a ratio of 1 parking stall per 250 square feet of gross leasable area.

A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 227,500 Sq. Ft.

PLANNING AREA 5: Support Commercial

The Support Commercial uses will be contained in an 11.8 acre site. Uses within Planning Area 5 will be developed as freestanding uses such as restaurants, financial institutions, a theater complex, and furniture showrooms, as well as major and multiple-tenant retail uses as a support element to the Regional Shopping Center. These uses could include a wide range of primarily one-story buildings containing gift shops, boutiques, appliance and specialty retail and service establishments.

Occasional two-story structures may be included, as well as service facilities such as an automobile service station. Additionally, multiple story office and hotel uses may be included.

The full development of the Regional Oriented Retail support commercial uses will be constructed incrementally throughout the three phases of development of CANYON SPRINGS.

The architectural design of the support commercial uses will primarily feature masonry construction, stucco facades, and wood and tile trim. Heavy overhangs will serve to provide shaded walkways and to shade store-front showroom windows.

The landscape design in Planning Area 5 will emphasize three points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees. This design applies to the view from adjacent freeways as well.
- (2) shading of the parking areas through the use of canopy-shaped trees.
- (3) the landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees, along with hardscape elements.

The intent of the landscape design of Planning Area 5 is to reflect and complement the landscape design of Planning Area 1.

USES PERMITTED

The use anticipated within the Support Commercial area will comply with the Uses Permitted of the C-2 Restricted Commercial Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 5

Setbacks: Building setbacks will be a minimum of 25 feet from Valley Springs Parkway and a minimum of 20 feet from Campus Parkway and Corporate Centre Place. Landscape setbacks will be a minimum of 20 feet from Valley Springs Parkway and a minimum of 10 feet from Campus Parkway and Corporate Centre Place.

Landscape: Landscape shall be provided per the standards of the C-2 zone.

Building Heights: Building heights will be per the standards of the C-2 zone.

Parking Standards: Parking shall be provided to a ratio of 1 parking stall per 250 square feet of gross leasable area. A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 130,000 Sq. Ft.

PLANNING AREA 6: Highway/Community Retail

The Highway/Community Oriented Retail uses will be contained in a 40.6 acre site. Uses within Planning Area 6 will be developed as one-story freestanding uses such as restaurants, financial institutions, showrooms, catalogue, Jr. department and discount stores, as well as multiple-tenant retail uses. Occasional two-story structures may be included, as well as service facilities such as an automobile service station. Additionally, multiple story office and hotel/motel uses are planned.

The full development of the Highway/Community Oriented Retail uses will be constructed incrementally throughout the three phases of development of CANYON SPRINGS. The majority of construction, however, will be in earlier phases.

The architectural design of the Highway/Community Oriented Retail uses will primarily feature masonry construction, stucco facades, and wood and tile trim. Covered walkways and other architectural features will be articulated on multiple-tenant structures.

The landscape design in Planning Area 6 will emphasize three points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees. This design applies to the view from adjacent Interstate 215 as well;
- (2) shading of parking areas through the use of canopy-shaped trees;
- (3) the landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees along with hardscape elements.

USES PERMITTED

The uses anticipated in the Highway/Community Oriented Retail planning area will comply with the Uses Permitted section of the C-2, Restricted Commercial Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 6

Setbacks: Building setbacks will be a minimum of 25 feet from Valley Springs Parkway.

Building setbacks will be a minimum of 20 feet from Interstate 215.

Building setbacks will be a minimum of 20 feet from Eucalyptus Avenue.

Landscape setbacks will be a minimum of 20 feet from Valley Springs Parkway, a minimum of 15 feet from Interstate 215, and a minimum of 10 feet from Eucalyptus Avenue.

Landscape: Landscape shall be per the standards of the C-2 zone.

Building Heights: Building heights shall be per the standards of the C-2 zone.

Parking Standards: Parking shall be provided to a ratio of 1 parking stall per 250 square feet of gross leasable area. A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 442,205 Sq. Ft.

PLANNING AREA 7: Support Commercial

The Regional Oriented Retail support commercial uses will be contained in a 16.4 acre site. Uses within Planning Area 7 will be developed as one-story freestanding uses such as restaurants, financial institutions, a theater complex, and furniture showrooms, department or home improvement stores as well as multiple-tenant retail uses as a support element to the Regional Shopping Center. These uses could include a wide range of primarily one-story buildings containing gift shops, boutiques, appliance, department and specialty retail and service establishments.

Occasional two-story structures may be included as well as service facilities such as an automobile service station.

The full development of the Regional Oriented Retail support commercial uses will be constructed incrementally throughout the three phases of development of CANYON SPRINGS.

The architectural design of the support commercial uses will primarily feature masonry construction, stucco facades, and wood and tile trim. Overhangs and other architectural articulation shall be provided.

The landscape design in Planning Area 7 will emphasize three points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees;
- (2) shading of parking areas through the use of canopy-shaped trees;
- (3) the landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees. A major urban fountain will accent the project at Eucalyptus Avenue and Valley Springs Parkway.

USES PERMITTED

The uses anticipated within the Regional Oriented Retail support commercial area will comply with the Uses Permitted Section of the C-2, Restricted Commercial Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 7

Setbacks: Building setbacks will be a minimum of 25 feet from Valley Springs Parkway and a minimum of 20 feet from Gateway Drive. Building setbacks will be a minimum of 50 feet from existing school or residential uses.

Landscape setbacks will be a minimum of 20 feet from Valley Springs Parkway and a minimum of 10 feet from Gateway Drive. Landscape setbacks will be 10 feet from existing school and residential uses and will include one evergreen tree per 200 square feet of planter.

Landscape: Landscape shall be provided per the standards of the C-2 zone.

Building Heights: Building heights shall be permitted per the standards of the C-2 zone except that maximum building heights, within 200 feet of existing school or residential uses will be limited to two (2) stories above grade.

Parking Standards: Parking shall be provided to a ratio of 1 parking stall per 250 square feet of gross leasable area.

A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

A six-foot-high masonry wall shall be provided along property boundaries between planning area uses and adjacent existing residential uses.

Special performance standards shall be established and enforced to minimize light and glare on adjacent residential uses.

Trash storage areas will be located at least 50 feet from existing school and residential uses and trash pick-ups shall be limited to 7 a.m. to 7 p.m. only.

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 175,000 Sq. Ft.

PLANNING AREA 8: Corporate Office

Corporate Office/Health Club uses will be in an area totaling 30.0 acres. Planning Area 8 will consist of freestanding, garden, and corporate offices, primarily six (6) to fifteen (15) stories in height. A health club/spa is planned in the southern area of Planning Area 8 and will include such uses as racquet ball courts, gymnasium, tennis and basketball courts, a swimming pool, jogging track related retail uses such as eating establishments, sports clothing, sporting goods and vitamin sales. Several support uses such as restaurants, barber and beauty shops, interior decorator showrooms, blueprinting and pharmacies may be included in the office areas. The tallest structures in CANYON SPRINGS will be concentrated in this Planning Area, away from residential uses and the Edgemont Community to the South.

The architectural design of the Corporate Office uses will depend upon wood and stucco elements, and masonry, concrete, and glass. Sloping roof elements and overhangs will shade window areas on lower structures. Larger, taller structures will provide an architectural accent in the use of glass curtain wall structures. masonry and stone elements may serve as accent materials on the larger structures. Major parking structures are anticipated to provide parking for the office buildings.

The landscape design in Planning Area 8 will emphasize four points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds, shrub masses and columnar-shaped trees;
- (2) shading of the parking areas through the use of canopy-shaped trees;
- (3) the landscape will soften and enhance the structures with the use of accent ground covers, shrubs and trees;
- (4) the landscape design will provide vistas from inside the structures and outdoor areas for human use, including courtyards and plazas. Hardscape elements including rock-salt concrete, bomanite, and river rock will be incorporated with water features. In garden office areas, the water features will typically focus upon smaller scale streams and ponds, while more formalized fountains will be associated with larger structures. A small lake-feature, planned to serve storm water retention may be incorporated near the health club. Shrub and tree massing will screen and enclose outdoor activities associated with the health club.

USES PERMITTED

The uses anticipated in the Corporate Office Planning Area will comply with the Uses Permitted Section of the C-O, Commercial Office Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 8

Setbacks: Building setbacks will be a minimum of 25 feet from Valley Springs Parkway and a minimum of 20 feet from Campus Parkway, Canyon Park Drive, Gateway Drive, and Corporate Centre Place.

Landscape setbacks will be a minimum of 20 feet from Valley Springs Parkway and Canyon Park Drive and a minimum of 10 feet from Campus Parkway, Gateway Drive, and Corporate Centre Place.

Landscape: Landscape shall be per the standards of the C-O zone.

Building Heights: Maximum building heights shall be per the standards of the C-O zone.

Parking Standards: Parking in Planning Area 8 shall be provided to Riverside City Parking regulations standards. A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

In this area zoned CO, parking areas will be exempted from the total buildable square footage.

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 1,240,000 Sq. Ft.

PLANNING AREA 9: Professional Office

Planning Area 9 contains 17.2 acres. The Professional Office area will consist of freestanding and garden office complexes. Construction within this planning area will be implemented incrementally throughout the three phases of development of CANYON SPRINGS, with an emphasis in the first and second phases. This planning area is intended to provide a campus-like environment of offices primarily oriented to service and professional pursuits with ancillary and support uses such as restaurants, barber and beauty shops, interior decorators showrooms, mimeographing and blueprint services and pharmacies.

The architectural design of the Professional Office uses will depend heavily upon wood elements as well as masonry and stucco facades. Sloping roof elements and overhangs will shade window areas. Larger, taller structures will provide an architectural accent in the use of glass curtain wall structures. Masonry and stone elements may serve as accent materials on the larger structures. Parking structures may be utilized.

The landscape design in Planning Area 9 will emphasize four points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds, shrub masses, columnar-shaped trees, and canopy-shaped trees;
- (2) shading of the surface parking areas through the use of canopy-shaped trees;
- (3) the landscape will soften and enhance the structures with the use of accent ground covers, shrubs, and trees;
- (4) the landscape design will provide vistas from inside the structures and outdoor areas for human use, including atriums, courtyards, and plazas. Hardscape elements including rock-salt finish concrete, bomanite, and river rock will be incorporated.

USES PERMITTED

The uses anticipated within the Professional Office area will comply with the Uses Permitted Section of the C-O, Commercial Office Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 9

Setbacks: Building setbacks will be a minimum of 23 feet from Day Street and a minimum of 20 feet from Campus Parkway, Canyon Park Drive, and Gateway Drive.

Landscape setbacks will be a minimum of 23 feet from Day Street, a minimum of 20 feet from Canyon Park Drive and 10 feet from Campus Parkway and Gateway Drive.

Landscape: Landscape shall be per the standards of the C-O zone.

Building Heights: Maximum building heights shall be per the standards of the C-O zone.

Parking Standards: Parking in Planning Area 9 shall be provided to Riverside City Parking regulations standards. A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

In this area, zoned CO, parking areas will be exempted from the total buildable square footage.

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 250,000 Sq. Ft.

PLANNING AREA 10: Medical Campus

Planning Area 10 contains 23.7 acres. The Medical Campus area will consist of freestanding and garden office complexes primarily of two (2) to four (4) stories in height. Construction within this planning area will be implemented incrementally throughout the three phases of development of CANYON SPRINGS, with an emphasis in the first and second phases. This planning area is intended to provide a campus-like environment of offices primarily oriented to service, medical and professional pursuits with ancillary and support uses such as restaurants, barber and beauty shops, interior decorators showrooms, mimeographing and blueprint services and pharmacies. Additionally, a 3 acres storm water detention basin is located in this planning area on the north side of Eucalyptus Avenue.

The architectural design of the Medical Campus uses will depend upon wood elements as well as masonry and stucco facades. Sloping roof elements and overhangs will shade window areas. Larger and taller structures will provide an architectural accent in the use of glass curtain wall structures. Masonry elements would serve as accent materials on the larger structures.

The landscape design in Planning Area 10 will emphasize four points:

- (1) the softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees, and canopy-shaped trees;
- (2) shading of the surface parking areas through the use of canopy-shaped trees;
- (3) the landscape will soften and enhance the structures with the use of accent ground covers, shrubs, and trees;
- (4) the landscape design will provide vistas from inside the structures and outdoor areas for human use, including atriums, courtyards, and plazas. Hardscape elements including rock-salt finish concrete, bomanite, and river rock will be incorporated.

USES PERMITTED

The uses anticipated within the Medical Campus area will comply with the Uses Permitted Section of the C-O, Commercial Office Zone as of the date of the CANYON SPRINGS Development Agreement.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 10

Setbacks: Building setbacks will be a minimum of 23 feet from Day and Eucalyptus Streets and a minimum of 20 feet from Gateway Drive. Building setbacks will be a minimum of 50 feet from existing school uses.

Landscape: Landscape setbacks will be a minimum of 23 feet from Day and Eucalyptus Streets and a minimum of 10 feet from Gateway Drive.

Landscape setbacks will be 10 feet from existing school uses and will include one evergreen tree per 200 square feet of planter.

Additional landscape shall be provided per the standards of the C-O zone.

Building Heights: Maximum building heights shall be per the standards of the C-O zone except that maximum building heights within 200 feet of existing school use will be limited to two (2) stories above grade.

Parking Standards: Parking in Planning Area 10 shall be provided to Riverside City Parking regulations standards. A maximum 30 percent of all parking stalls will be designed as compact car stalls. 1.5 percent of all parking stalls will be designed for use by the handicapped.

Special Requirements: The following items shall be screened from view --

Trash Storage
Mechanical Equipment
Utility Meters
Loading Areas

A six-foot high masonry wall shall be provided along property boundaries between Planning Area 10 and adjacent existing school uses. Special performance standards shall be established and enforced to minimize light and glare on adjacent school and residential uses. Trash storage areas will be located at least 50 feet from existing school uses and trash pick-ups shall be limited to 7 a.m. to 7 p.m. only.

In this area, zoned CO, parking areas will be exempted from the total buildable square footage.

Basements used as stock areas are not to be counted toward the allowable building square footage.

Buildable Square Footage: 260,000 Sq. Ft.

2. TYPE OF OWNERSHIP

Ownership will vary with air and/or ground leases, condominium or user ownership as possibilities. Detailed covenant, conditions and restrictions have been filed on the property to establish architectural landscape and signing criteria, maintenance requirements and allow common ingress and egress, and parking agreements where necessary.

The above-described elements will be integrated as the entire CANYON SPRINGS project is developed to provide a highly landscaped balanced use business community where one can shop, work, and recreate within an integrated development and campus-like environment.

3. SUPPORTING DOCUMENTS/CASES

In addition and complementary to this Specific Plan document, an annexation to the City of Riverside has been accomplished (Annexation No. 51), a General Plan, rezoning and subsequent zoning cases (R-56-867, R-23-878, and R-24-878), have been approved to implement the commercial element and office uses anticipated for the project. Zoning Case R-80-845 also established the WC zoning to the detention basin. Additionally, a Development Agreement (Case DA-1-845) has been approved to guide the development rights for the project.

An Environmental Impact Report was filed concurrently with the application and approved by the City.

A Parcel Map (PM 19617) has been recorded to implement the project. Further land divisions will be necessary to implement specific development proposals.

PROJECT SETTING

1. GENERAL AND SPECIFIC LOCATION

The project site is located at the far easterly corporate limits of the City of Riverside at the southeast intersection of Interstate 215, which extends in a southeasterly direction to Mexico and northerly to Canada, and State Route 60, which extends in an east-west direction from Beaumont to Los Angeles. The Towngate Development is located to the east across Day Street. March Air Force Base, to the south of the Edgemont community, southerly of the project site, is a major military headquarters for flight training and military transport.

The project site is a portion of the Burns and Karr Tract per Map Book 15, page 97, and a portion of Tract Number Twelve per Map Book 10, pages 7 and 8, both records of Riverside County in Section 3 Township 3 South, Range 4 West, of the United States Geological Service Riverside East Topographic Quadrangle, San Bernardino Base and Meridian.

2. COMMUNITY SETTING/CHARACTERISTICS

A number of diverse uses comprise the community setting. To the north across State Route 60 there are a few scattered residences and business and the 42 acre Canyon Springs Plaza shopping center in the City of Moreno Valley. The rugged slopes of Box Springs Mountain Regional Park lie further to the north. The Towngate Project, located across Day Street is a commercial, office and residential development in the City of Moreno Valley. Further to the east lies the urbanizing Moreno Valley area presently characterized by single-family and scattered multiple-family dwellings, and commercial uses located along major arterials. The Edgemont Elementary School and the established community of Edgemont are also located south of the project site. To the west, across Interstate 215, is the Sycamore Canyon Business Park which includes both developed and undeveloped industrial land.

Additionally, a spur line of the Atchinson, Topeka and Santa Fe Railroad generally parallels the westerly side of Interstate 215. Further to the west is vacant land planned for development as the Sycamore Canyon Business Park Specific Plan and the Sycamore Canyon arroyo planned for preservation as a wilderness park. This arroyo is part of a system of arroyos generally heading in a northwesterly direction through the City of Riverside to the Santa Ana River.

3. AREA DEVELOPMENT TRENDS

The subject property is adjacent to the City of Moreno Valley, an area experiencing rapid urbanization. Moreno Valley has experienced growth primarily in the residential sector, with the major emphasis on single-family homes which appear to be more competitively priced than housing in surrounding communities and counties. Office, commercial, and industrial development has occurred recently, but to a very much lesser degree than housing.

The trend toward development of this region is influenced by availability of freeway access, flat topography, availability of sewer, water, and other utilities and comparable lower land costs and the availability of large-acreage property. The steadily declining productivity and profitability of farming operations historically located in the Moreno Valley area have also influenced the trend toward land

development.

4. EXPECTED TIME FRAME FOR DEVELOPMENT

The construction of CANYON SPRINGS will be conducted on a phases basis that will require approximately ten years to achieve complete buildout. Each of these planning areas will experience some degree of simultaneous development. The initial street and utility systems were completed in 1986. The initial development will be concentrated near Day Street, however, until improvements can be made to the intersection of I-215 and Eucalyptus Avenue.